136.0	0002	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,084,000	/	1,084,000
USE VALUE:	1,084,000	/	1,084,000
ASSESSED:	1,084,000	/	1,084,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRARI NICOLE L/ TRUSTEE
Owner 2:	NICOLE L FERRARI REVOCABLE TR
Owner 3:	
Street 1:	36 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FERRARI NICOLE -
Owner 2:	-
Street 1:	36 HILLSDALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,236 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6236.000	529,600	8,000	546,400	1,084,000
Total Card	0.143	529,600	8,000	546,400	1,084,000
Total Parcel	0.143	529,600	8,000	546,400	1,084,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.75 | /Parcel: 576.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	87300
GIS Ref	
GIS Ref	
Insp Date	09/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0002-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	529,700	8000	6,236.	546,400	1,084,100	1,084,100	Year End Roll	12/18/2019
2019	101	FV	442,800	8000	6,236.	576,700	1,027,500	1,027,500	Year End Roll	1/3/2019
2018	101	FV	442,800	8000	6,236.	425,000	875,800	875,800	Year End Roll	12/20/2017
2017	101	FV	442,800	7200	6,236.	406,700	856,700	856,700	Year End Roll	1/3/2017
2016	101	FV	442,800	7200	6,236.	376,400	826,400	826,400	Year End	1/4/2016
2015	101	FV	387,200	7200	6,236.	315,700	710,100	710,100	Year End Roll	12/11/2014
2014	101	FV	387,200	7200	6,236.	308,400	702,800	702,800	Year End Roll	12/16/2013
2013	101	FV	387,200	7200	6,236.	293,800	688,200	688,200		12/13/2012

!10551!

PRINT

Date	Time
12/11/20	00:50:44

LAST REV

Date	Time
07/06/18	08:06:52
danam	
10551	

USER DEFINED

Prior Id # 1:	87300
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRARI NICOLE,	58691-214		3/16/2012	Convenience	99	No	No		
GRADY DONNA M,	54393-401		3/11/2010		703,000	No	No		
KO JOUNG-YOO	43821-407		8/30/2004		723,000	No	No		
NORTHROP RICHAR	36058-540		8/5/2002		615,000	No	No		
	11834-24		4/25/1970		35,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2018	860	Re-Roof	15,795	C				
10/23/2002	888	Re-Roof	6,000					
10/15/2002	934	Redo Kit	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Inspected	189	PATRIOT
2/11/2009	Measured	372	PATRIOT
12/17/2004	MLS	MM	Mary M
11/30/2002	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/19/1999	Measured	264	PATRIOT
8/14/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6236		Sq. Ft.	Site		0	90.	0.97	10									546,373						546,400	

Total AC/HA: 0.14316 | Total SF/SM: 6236 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 546,373 | Spl Credit | Total: 546,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27056730
Const Adj.:	0.98000199
Adj $ / SQ:	155.645
Other Features:	89250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555176
Depreciation:	25538
Depreciated Total:	529638

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

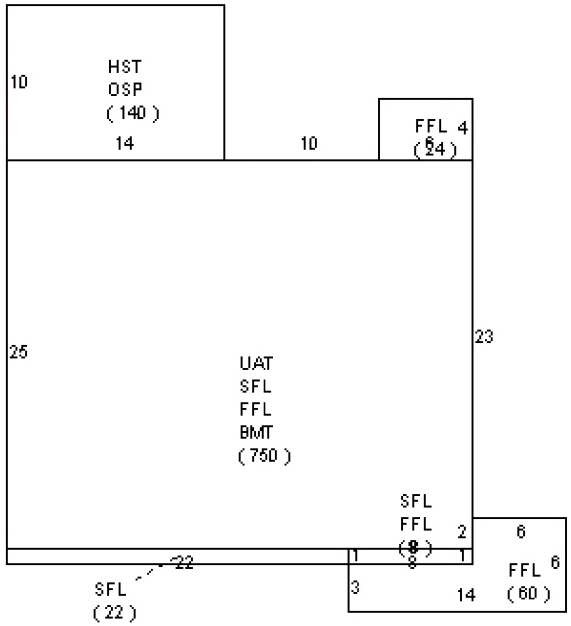
No Unit	RMS	BRS	FL
1	7	4	m
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	207.01
Special Features:	0	Val/Su Net:	191.19
Final Total:	529600	Val/Su SzAd	313.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	842	155.640	131,053
SFL	Second Floor	780	155.640	121,403
BMT	Basement	750	46.690	35,020
UAT	Upper Attic	188	136.190	25,535
OSP	Screen Porch	140	30.490	4,269
HST	Half Story	70	155.640	10,895

Net Sketched Area:	2,770			Total:	328,175
Size Ad	1692	Gross Are	3402	FinArea	1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0002-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	G	GD	1930	26.97	T	30	101			7,200			7,200
19	Patio	D	Y	2	8X10	A	AV	2000	6.00	T	15.2	101			800			800

More:	N	Total Yard Items:	8,000	Total Special Featues:	Total: 8,000